

## Scala, Mary Joy

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**From:** Scala, Mary Joy  
**Sent:** Wednesday, February 26, 2014 4:20 PM  
**To:** 'Katharine Griffin'  
**Cc:** Brodhead, Read  
**Subject:** RE: Griffin addition at 710 Lexington Ave

Katharine,

After preliminary review, I have determined that your rear addition does not require further review by the Board of Architectural Review, and a certificate of appropriateness is not required. You may now apply for your building permit.

Good luck with your project.

Mary Joy Scala

### **Mary Joy Scala, AICP**

Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

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**From:** Katharine Griffin [mailto:kfgriffin@centurylink.net]  
**Sent:** Thursday, February 20, 2014 6:00 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: Griffin addition at 710 Lexington Ave

Mary Joy,

My house is almost a square. The front (& back) measures 30' 6" and each side measures 31' 2". That makes the SQ footage about 945.5. The addition out the back is proposed at 16' x 16 feet (256 sq ft.) There is a full basement under the whole house that previous owners used in their living space. I only use the rooms for an office and storage. I went up on the front porch of the house across the street and assessed that I would not be able to see the roof of the addition. Its ridge will be well below the main ridge of the house. I can bring pictures when we meet and you are welcome to see the site anytime.

I spoke with Reid Broadhead on the phone (while he was looking at the plat) and he did not think there would be an easement issue as long as we did not go any closer to the property's side edge than the existing house. After you have a chance to look things over, I will certainly run more complete plans by him.

I am available anytime on Wednesday after 10:00. Just choose something that works with your schedule and I will come to the planning offices at the annex and show you what I would like to do.

Thank you for your time,  
Katharine Griffin  
977-8253

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**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Thursday, February 20, 2014 11:36 AM  
**To:** 'Katharine Griffin'  
**Subject:** RE: Griffin addition at 710 Lexington Ave

I can meet with you next week; perhaps Monday after 2 pm or Wednesday sometime? I need to check your plan against the historic district rules to confirm you would be exempt from further review. I need to know the current gross floor area of your existing house and addition, and also the proposed size of the new addition. I need to know that your addition will not exceed the width or height of the existing house.

Next you need to make sure you can meet zoning setbacks. I cannot tell from your drawing how far you are from the side and rear lot lines.

Let me know a time you want to come in.

**Mary Joy Scala, AICP**

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**From:** Katharine Griffin [mailto:kfgriffin@centurylink.net]  
**Sent:** Thursday, February 20, 2014 10:54 AM  
**To:** Scala, Mary Joy  
**Subject:** FW: Griffin addition at 710 Lexington Ave

Mary Joy,  
Please see details on the email trail below. I think we are clear to go with the 8 foot easement between house and garage. I am sending this to you as a follow up to this morning's voice mail. I need to determine if we will be able to proceed with the back room addition at 710 and be in compliance with the MJ neighborhood's historical designation.  
Katharine Griffin

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**From:** Katharine Griffin [mailto:kfgriffin@centurylink.net]  
**Sent:** Thursday, February 20, 2014 10:42 AM  
**To:** 'Haluska@charlottesville.org'  
**Subject:** FW: Griffin addition at 710 Lexington Ave

This is a follow up to the voice mail I left this morning. I have attached the drawings requested by Mr. Smith. I never received a response from him. My question to him involved the 8 foot distance from the addition to the garage. From what point to what point do I measure the 8 feet? I am available to come in for a quick visit if that is helpful to you.  
Katharine Griffin

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**From:** Katharine Griffin [mailto:kfgriffin@centurylink.net]  
**Sent:** Monday, February 03, 2014 5:11 PM  
**To:** 'smithm@charlottesville.org'  
**Subject:** Griffin addition at 710 Lexington Ave

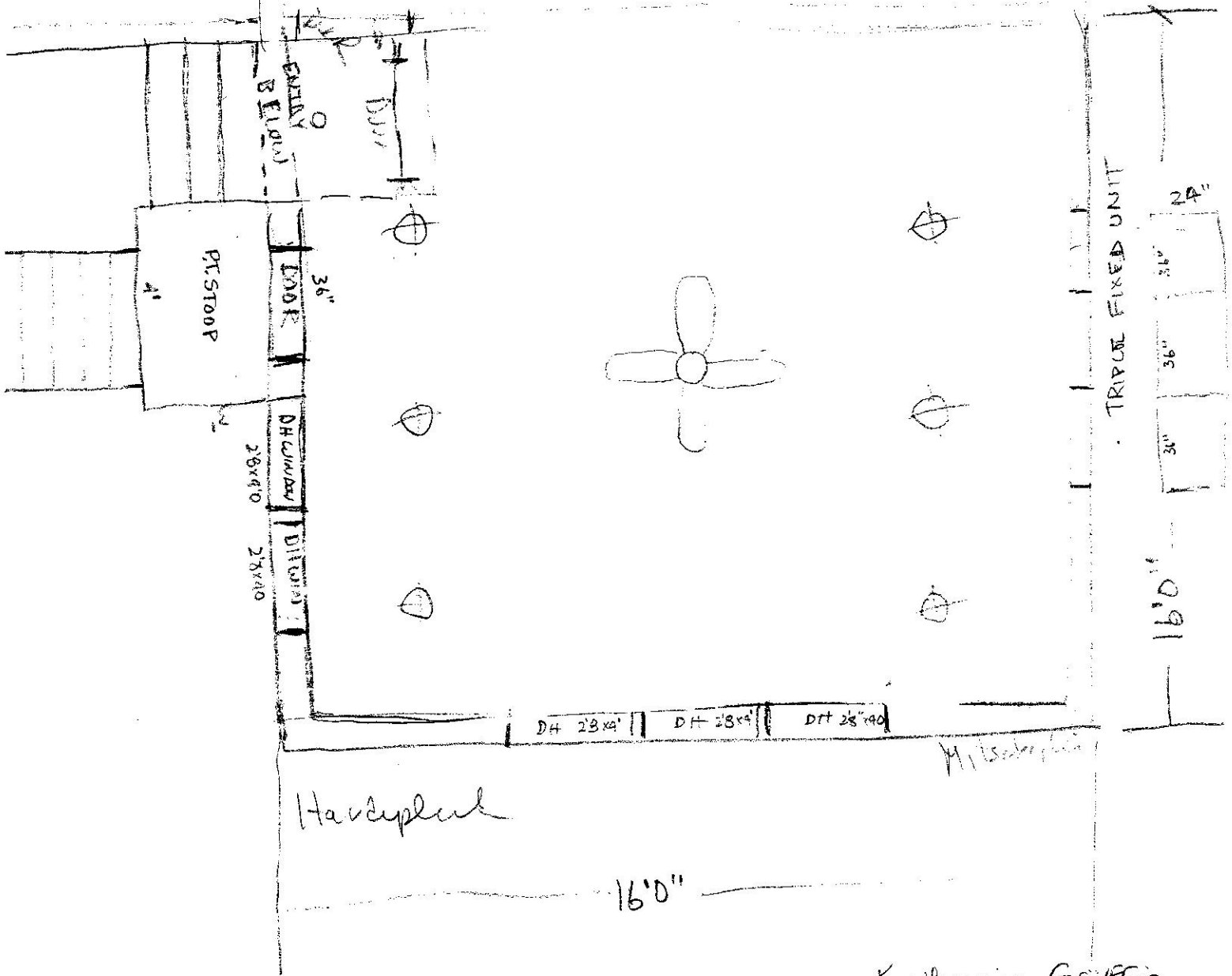
Mr. Smith,  
Per our conversation, I am attaching 2 simple drawings for the back addition I would like to pursue. Once I believe the structure will be in zoning compliance, my contractor will create more detailed drawings, as we go forward. The attached drawing shows the width of the addition is 16 feet. That mirrors the existing enclosed porch which will be incorporated into the back room/ addition. We propose to build the structure out 16 feet from the rear exterior wall. I am also the owner of the next door property at 712 Lexington.

Sincerely,  
Katharine Griffin, Owner  
710 Lexington Ave

EXISTING BRICK  
HOUSE

EXISTING ENCLOSED PORCH

CELLAR BELOW

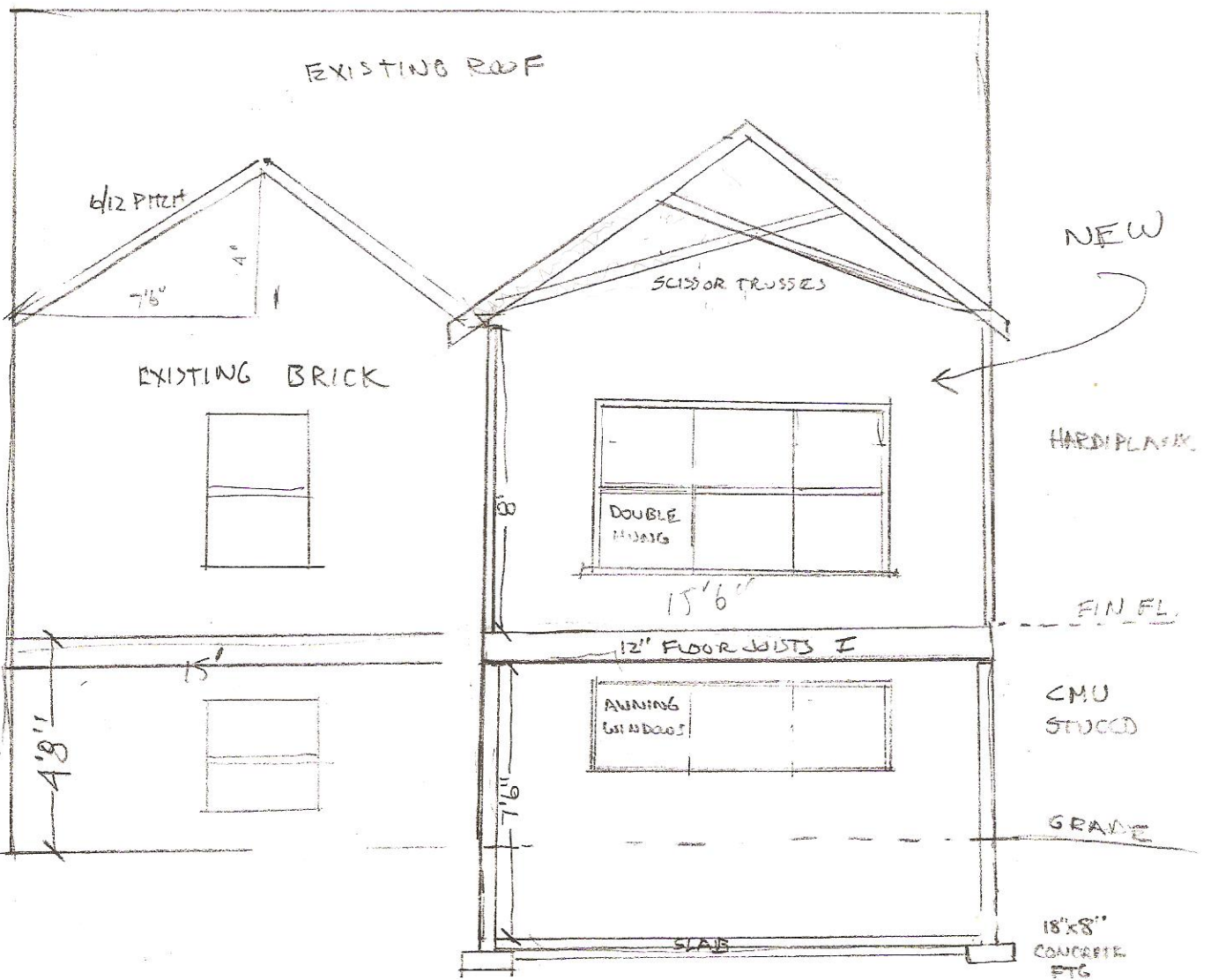


DRAWINGS  
FLOOR PLAN  
SECTION  
ELEVATION

■ -  
Framing  
Siding  
Roofing

Katharine Griffin  
710 Lexington Ave  
22902  
(434) 977-8253





BACK View  
710 Lexington Ave

GARAGE